

Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
3. Much all planting bed areas to a minimum depth of 3". Much individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCW sanitary man, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City.
6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.
7. Grass areas located within R-3 zoned landscape tracts and ROW must be sodded.

Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
5. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Calculations

Street Trees: One tree per 40 feet of public or private street frontage. REQUIREMENTS MET

Buffer Plantings: A minimum for each 100 linear feet or portion thereof of Arterial and Collector Road frontage:

- a) Eight (8) evergreen (conifers) trees with a minimum size of 6 feet in height;
- b) Two (2) shade trees with a minimum caliper of 2 inches as measured 6 inches above the ground;
- c) One (1) ornamental tree with a minimum size of 10 feet in height.

206 LF of road along Mur-Len Road (Existing Vegetation to be Preserved)	980 LF of road along 167th Street 78 Evergreens Required - 78 Provided 20 Shade trees required - 20 Provided 4 Shade trees required - 4 Provided 2 Ornamental trees required - 2 Provided
REQUIREMENTS MET	

Residential Lots: In residential districts, large deciduous shade or evergreen trees are required within the interior of each lot at a ratio of three (3) trees for every single-family dwelling, four (4) trees for every two-family dwelling and one (1) tree for every dwelling unit for multifamily buildings.

40 TRI-PLEX UNITS provided	120 trees required	120 trees provided
3 DUPLEX UNITS provided	12 trees required	12 trees provided
TOTAL interior lot trees provided: 132		

REQUIREMENTS MET

Utility Screening: Exterior ground-mounted or building-mounted equipment, including but not limited to mechanical equipment, utilities' meter banks and coolers must be screened from public view with 3 sided landscaping or with an architectural treatment compatible with the building architecture.

SITE DISTANCE TRIANGLES: Triangles are shown on the plan. There are no shrubs located in these areas. Trees shall be limbed up to 6' height for visibility.

STREET TREE PLANTING LOCATION REQUIREMENTS:

1. Not located in the site distance triangle.
2. 10 feet from box culverts.
3. 15 feet in front of regulatory signs.
4. 10 feet behind regulatory signs.
5. 15 feet from streetlight poles.
6. 10 feet from fire hydrants.
7. At least 6 feet is required between the ROW or sidewalk and Back of Curb for the planting of Street Trees.



Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
OVERSTORY/STREET TREES							
	64	Dielsia triacantha 'Skyline'	Shademaster Honeylocust	2"	6'	min. clear, ground to canopy	
	75	Quercus bicolor	Swamp White Oak	2"	6'	min. clear, ground to canopy	
	178	Acer x fraxinum 'Narnexal'	Pacific Sunset Maple	2"	6'	min. clear, ground to canopy	
	119	Acer griseum	Paperbark Maple	2"	6'	min. clear, ground to canopy	
	108	Ulmus parvifolia	Laobark Elm	2"	6'	min. clear, ground to canopy	
	72	Platanus x acerifolia	London Plane Tree	2"	6'	min. clear, ground to canopy	
EVERGREEN TREES							
	96	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6"	HL	symmetrical pyramidal form	
	114	Juniperus chinensis	Eastern Red Cedar	6"	HL	symmetrical pyramidal form	
	71	Picea abies	Norway Spruce	6"	HL	symmetrical pyramidal form	
ORNAMENTAL TREES							
	14	Cercis canadensis	Eastern Redbud			1.5"	
	14	Cornus florida 'Cloud Nine'	Cloud 9 Dogwood			1.5"	



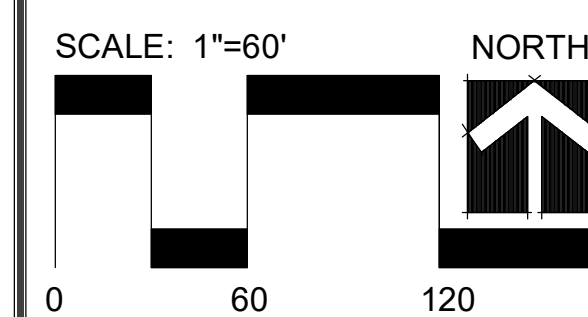
CLIENT

Rodrock Homes
9550 Dice Ln,
Lenexa, KS 66215

PROJECT

Stonebridge Villas and Courts
167th and Mur-Len Rd.
Olathe, KS

SCALE: 1"=60'



Date: 2.3.2020
Project #: 576
Landscape Plan
Master Screening Plan

L3